

Balance Sheet

Properties: Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive
Morrison, CO 80465

As of: 03/31/2020

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Operating Bank Account	11,049.58
Money Market - Reserve	102,533.94
Total Cash	113,583.52
Owner/Tenant Receivables	249.00
TOTAL ASSETS	113,832.52
LIABILITIES & CAPITAL	
Liabilities	
Owner Prepaid Assessments	4,164.45
Total Liabilities	4,164.45
Capital	
Retained Earnings	-10,709.28
Retained Earnings Reserve Repl.	121,774.47
Operating Fund Equity	11,988.00
Current Year Earnings/Loss	427.00
Calculated Retained Earnings	-15,367.85
Calculated Prior Years Retained Earnings	1,555.73
Total Capital	109,668.07
TOTAL LIABILITIES & CAPITAL	113,832.52

Annual Budget Comparison- Monthly Reporting

Properties: Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465

As of: Mar 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Regular Assessments GCE	3,780.00	3,640.00	140.00	43,750.00	43,680.00	70.00	43,680.00
Interest Income	26.67	16.66	10.01	994.58	200.00	794.58	200.00
Total Operating Income	3,806.67	3,656.66	150.01	44,744.58	43,880.00	864.58	43,880.00
Expense							
Administration							
Management Fee K3	450.00	450.00	0.00	5,400.00	5,400.00	0.00	5,400.00
Professional Fees	0.00	31.25	31.25	465.00	375.00	-90.00	375.00
Legal fees	0.00	87.50	87.50	177.00	1,050.00	873.00	1,050.00
Licenses/Fees	0.00	2.08	2.08	43.00	25.00	-18.00	25.00
Postage/Delivery	0.00	8.33	8.33	0.00	100.00	100.00	100.00
Special Events Promo	0.00	58.33	58.33	617.67	700.00	82.33	700.00
Other Admin	0.00	16.66	16.66	77.50	200.00	122.50	200.00
Web Site Admin	0.00	4.16	4.16	0.00	50.00	50.00	50.00
Open Space	2,080.00	194.16	-1,885.84	2,080.00	2,330.00	250.00	2,330.00
Bank Service Charges	0.00	0.83	0.83	0.00	10.00	10.00	10.00
Total Administration	2,530.00	853.30	-1,676.70	8,860.17	10,240.00	1,379.83	10,240.00
Grounds Care							
Other Grounds Care	0.00	291.66	291.66	5,615.35	3,500.00	-2,115.35	3,500.00
Snow Removal	4,523.75	666.66	-3,857.09	14,698.75	8,000.00	-6,698.75	8,000.00
Total Grounds Care	4,523.75	958.32	-3,565.43	20,314.10	11,500.00	-8,814.10	11,500.00
Insurance and Taxes							
Insurance	0.00	189.08	189.08	2,284.00	2,269.00	-15.00	2,269.00
Total Insurance and Taxes	0.00	189.08	189.08	2,284.00	2,269.00	-15.00	2,269.00
Utilities							
Trash Removal	0.00	1,000.00	1,000.00	11,909.26	12,000.00	90.74	12,000.00
Total Utilities	0.00	1,000.00	1,000.00	11,909.26	12,000.00	90.74	12,000.00
Total Operating Expense	7,053.75	3,000.70	-4,053.05	43,367.53	36,009.00	-7,358.53	36,009.00

Annual Budget Comparison- Monthly Reporting

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Income	3,806.67	3,656.66	150.01	44,744.58	43,880.00	864.58	43,880.00
Total Operating Expense	7,053.75	3,000.70	-4,053.05	43,367.53	36,009.00	-7,358.53	36,009.00
NOI - Net Operating Income	-3,247.08	655.96	-3,903.04	1,377.05	7,871.00	-6,493.95	7,871.00
Other Income							
Non Operating Income							
Reserve Transfer	-6,746.40	416.66	-7,163.06	-16,744.90	5,000.00	-21,744.90	5,000.00
Total Non Operating Income	-6,746.40	416.66	-7,163.06	-16,744.90	5,000.00	-21,744.90	5,000.00
Total Other Income	-6,746.40	416.66	-7,163.06	-16,744.90	5,000.00	-21,744.90	5,000.00
Other Expense							
Non Operating Expenses							
Reserve Transfer	-6,746.40	416.66	7,163.06	-16,744.90	5,000.00	21,744.90	5,000.00
Asphalt/Road (Willow Springs)	0.00	4,500.00	4,500.00	9,998.50	54,000.00	44,001.50	54,000.00
Reconstruction Expenses	6,746.40	0.00	-6,746.40	6,746.40	0.00	-6,746.40	0.00
Total Non Operating Expenses	0.00	4,916.66	4,916.66	0.00	59,000.00	59,000.00	59,000.00
Total Other Expense	0.00	4,916.66	4,916.66	0.00	59,000.00	59,000.00	59,000.00
Net Other Income	-6,746.40	-4,500.00	-2,246.40	-16,744.90	-54,000.00	37,255.10	-54,000.00
Total Income	-2,939.73	4,073.32	-7,013.05	27,999.68	48,880.00	-20,880.32	48,880.00
Total Expense	7,053.75	7,917.36	863.61	43,367.53	95,009.00	51,641.47	95,009.00
Net Income	-9,993.48	-3,844.04	-6,149.44	-15,367.85	-46,129.00	30,761.15	-46,129.00

Bill Detail**Properties:** Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465**Payees:** All**Payment Type:** All**GL Accounts:** All**Bill Status:** All**Date Type:** Payment Date**Date Range:** 03/01/2020 to 03/31/2020

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
5260 - Snow Removal											
32020121	03/17/2020	03/17/2020	5260 - Snow Removal	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		SaBell's Snow & Lawn Service Inc	4,523.75	0.00	1089	03/24/2020	Feb 2020 Snow Removal
5500 - Management Fee K3											
	03/05/2020	03/05/2020	5500 - Management Fee K3	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		K3 Management	450.00	0.00	1087	03/05/2020	Management Fee K3 for 03/2020
5550 - Open Space											
638	03/30/2020	03/30/2020	5550 - Open Space	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		Willows Springs Open Space	2,080.00	0.00	1090	03/31/2020	Willow Springs Open Space Annual Trails Use Dues
9400 - Reconstruction Expenses											
32214	03/13/2020	03/13/2020	9400 - Reconstruction Expenses	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		Page Specialty Company	6,746.40	0.00	1088	03/18/2020	Reconstruction of Mailbox area

Bill Detail

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	
Total							13,800.15	0.00				

Dues Roll- Monthly Reporting

Properties: Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465

As of: 03/31/2020

Homeowner	Past Due
Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465	
Brian Jones and Cassie Augustine	0.00
Jack and Suzanne McGarry	-70.00
Kelly Beninga	0.00
Bill Hein and Debra Kinzie	0.00
David and Susan Kubes	-70.00
Bob and Carolyn DeRaad	0.00
Karen Sims	0.00
Gary Molinari and Lori Rickert	0.00
Donald and Sarah Halloran	-140.00
Myron Goldstein	-897.00
Roderick Lamond	0.00
George and Jackie Yost	0.00
Todd and Adrienne Houghton	-71.42
Jeff and Shirley Bowen	-630.00
Camoren Schley	0.00
Brian and Rachel Lambden	0.00
Phillip Pettus	0.00
John and Caroline Avey	0.00
Steve Staller and Rita Olson	-106.53
Hal and Corinne Copeland	0.00
Gordon Scheig	0.00
Larry and Linda Fitzsimons	0.00
Lee and Lynette Jones	0.00
Douglas Bry and Jill Parker	-174.25
Kathleen Dammen	-70.00
Michael S. Windemuller	0.00
Jim and Holly Pinto	-211.00
Jurgen and Renee Brune	-70.00
Kirk and Marie Guldbeck	-840.00
Steve and Jane Roe	0.00
Ann Mullins	-0.25
Robert and Barbara Wilson	0.00

Dues Roll- Monthly Reporting

Homeowner	Past Due
John M. Leonard	-70.00
Patrick and Deborah Notch	-70.00
Meredith Williams	-70.00
Leif and Ann Nelson	-70.00
Cindi Lapp and Chris Sherry	0.00
Bill and Judy Davis	-210.00
Doug and Marjorie Carriger	0.00
Greg and Janet Stephens	0.00
Edward and Mette Sedivy	0.00
Kia and Jason Gudewicz	0.00
Mark and Jeannine Ciernia	0.00
David M. Dentry Jr.	-70.00
Lori Hamilton	-44.00
Steve and Ann Collings	0.00
Corey and Lori Lyons	-70.00
John and Kay Potter	-70.00
Phil and Marsha Wright	0.00
Ted and Allison Gorab	0.00
Bruce and Kathy Riley	-70.00
Andre and Linda Gonzalez	0.00
	-4,164.45
Total	-4,164.45